



DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION

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Las Vegas, Nevada 89102
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**NOTICE & AGENDA OF PUBLIC
MEETING**

OF THE
NEVADA COMMISSION FOR COMMON-INTEREST COMMUNITIES AND
CONDOMINIUM HOTELS

NOVEMBER 14-16, 2017

The Nevada Commission for Common-Interest Communities and Condominium Hotels will conduct a meeting **TUESDAY, NOVEMBER 14, 2017 beginning at 9:00 a.m. through THURSDAY, NOVEMBER 16, 2017** or until the Commission concludes its business at the following locations:

NOVEMBER 14-16, 2017 @ 9:00 A.M.
NEVADA STATE BUSINESS CENTER
3300 WEST SAHARA AVENUE
NEVADA ROOM, SUITE 400
LAS VEGAS, NV 89102

VIDEO CONFERENCE:
DEPARTMENT OF BUSINESS AND INDUSTRY
DIRECTOR'S OFFICE
1830 E. COLLEGE PARKWAY
SUITE 100
CARSON CITY, NV 89706

STACKED AGENDA: Below is an agenda of all items scheduled to be considered. Unless otherwise stated, items may be taken out of the order presented on the agenda at the discretion of the Chairperson. Items may also be combined for consideration, pulled or removed from the agenda at any time. Persons who have business before the Commission are solely responsible to see that they are present when their business is conducted. Public comment may be limited to three minutes per person at the discretion of the Chairperson. The Commission may only take action on those items denoted as potential action items. Prior to the commencement and conclusion of a contested case or a quasi

judicial proceeding that may affect the due process rights of an individual the Commission may refuse to consider public comment (NRS 233B.126).

NOTICE: Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please contact Claudia Rosolen at (702) 486-4606, prior to the meeting so arrangements may be conveniently made.

1) **COMMISSION/DIVISION BUSINESS:**

- A) Swearing in of reappointed Commissioners.
- B) Introduction of Commissioners in attendance.
- C) Introduction of Division staff in attendance.

2) **PUBLIC COMMENT**

MEMBERS OF THE PUBLIC ARE ENCOURAGED TO ADDRESS THE COMMISSION REGARDING ANY MATTER. HOWEVER, NO ACTION MAY BE TAKEN ON A MATTER. NO COMMENTS MAY BE MADE REGARDING A MATTER THAT IS OR MAY BE THE SUBJECT OF A FORMAL COMPLAINT BEFORE THE COMMISSION. COMMENT MAY NOT BE LIMITED BASED ON VIEWPOINT. PERSONS WHO DESIRE TO SUBMIT WRITTEN TESTIMONY SHOULD SUBMIT TEN (10) COPIES TO THE COMMISSION COORDINATOR. ***PUBLIC COMMENT MAY BE LIMITED TO THREE MINUTES PER PERSON AT THE DISCRETION OF THE CHAIRPERSON.***

3) **RESPONDENT VISTANA CONDOMINIUM OWNERS ASSOCIATION, LARRY FITCH, ANTHONY KENELP, LYNN WILLIAMS, and ARDYCE NELSON'S NOTICE OF APPEAL AND APPEAL**

- A) NRED v. Vistana Condominium Owners Association, Larry Fitch, Anthony Knelp, Lynn Williams, Ardyce Nelson, for possible action
Case No. 2015-3373
Type of Respondent: Executive Board

4) **RESPONDENT LESLIE WHITE'S MOTION TO QUASH SERVICE AND VACATE (SET ASIDE) DEFAULT JUDGMENT**

- A) NRED v. Leslie White, for possible action
Case Nos. 2016-3229; 2016-3078; 2016-3079; 2016-2920; 2016-3363
Type of Respondent: Community Manager
License#: CAM.0000070-SUPR (VOLUNTARY SURRENDER)

5) **RESPONDENT MARGARET THAYER'S PETITION FOR COMPLIANCE WITH SUBPOENA**

- A) NRED v. Margaret Thayer, for possible action
Case No. 2016-628
Type of Respondent: Unlicensed Community Manager

6) **DISCIPLINARY ACTION: HEARINGS AND POSSIBLE ACTION BY THE COMMISSION**

- A) NRED v. Pecos Creek Homeowners Association, James Gilmore, Rodolfo Rocha, Omar Guerra, Ofelia Santos, and Patricia Yuen, for possible action
Case No. 2016-1949
Type of Respondent: Executive Board

- B) NRED v. Palmilla Homeowners Association, Vijay Shetty, Tracy Dalton, William Simpson, James Lee, Renee Snodgrass, Shauna Carson, and Karen Henderson for possible action
Case No. 2016-3042
Type of Respondent: Executive Board
- C) NRED v. Hidden Crest IV Homeowners Association and Anthony Gelsone, for possible action
Case No. 2016-3329
Type of Respondent: Board Officer and Director
- D) NRED v. Max McCombs; and English Mill Condominiums Homeowners Association, for possible action
Case No. 2014-1179
Type of Respondent: Board Officer and Director
- E) NRED v. Margaret Thayer, for possible action
Case No. 2016-628
Type of Respondent: Unlicensed Community Manager
- F) NRED v. Helen Amanda Davis, for possible action
Case No. 2016-3771
Type of Respondent: Community Manager
License#: CAM.0001226-SUPR (ACTIVE)
- G) NRED v. Helen Amanda Davis, for possible action
Case No. 2016-3832
Type of Respondent: Community Manager
License#: CAM.0001226-SUPR (ACTIVE)
- H) NRED v. Helen Amanda Davis, for possible action
Case No. 2017-290
Type of Respondent: Community Manager
License#: CAM.0001226-SUPR (ACTIVE)
- I) NRED v. Hillcrest Community Association, Melanie Muldowney, Bernard Hirschboeck, Debbie Cooper, Nancy Meyers and Janet Falgiano, for possible action
Case No. 2017-1093
Type of Respondent: Board Officer and Director
- J) NRED v. Cimarron Ridge Association, Richard Shinn, Maggie Shinn and Jason Bishop, for possible action
Case No. 2017-1368
Type of Respondent: Board Officer and Director
- K) NRED v. Joseph Bitsky, for possible action
Case No. 2017-435
Type of Respondent: Board Officer
- L) NRED v. Jeffrey Allan Frederick, for possible action
Case No. 2017-599

7) EDUCATION: FOR DISCUSSION AND POSSIBLE ACTION BY THE COMMISSION:

The Commission may take the following actions:

1. To change the designation of any of the following courses; or
2. To approve or disapprove any of the following courses for the amount of hours.

A) Leach Johnson Song & Gruchow

“What’s That Aroma? Marijuana in the Common-Interest Community”

Request: 1 Hour Legal Classroom

B) Community Association Solutions

“Changes to the Law That Affect the CAM and Employers in Nevada”

Request: 2 Hours General Classroom

8) COMMISSION BUSINESS: DISCUSSION AND POSSIBLE ACTION BY THE COMMISSION:

- A) Discussion regarding the State of Nevada Controller’s Office debt collection process for fines issued by the Commission.
- B) For possible action: Discussion and decision to approve minutes of August 29, 2017 Commission meeting.
- C) Discussion regarding Commissioners’ speaking engagement requests.

9) DIVISION BUSINESS:

A) Administrator’s report:

1. Personnel.

B) Ombudsman’s report:

1. Intervention Program;
2. Informal Conferences;
3. Alternative Dispute Resolution filings and subsidy claims;
4. Homeowner Association and Compliance Audits;
5. Program Training Officer’s Report;
6. Number and types of associations registered within the State; and
7. Compliance Section’s report.

C) Licensee and board member discipline report.

D) Administrative sanction report.

10) FOR POSSIBLE ACTION: DISCUSSION AND DECISION ON DATE, TIME, PLACE, AND AGENDA ITEMS FOR UPCOMING MEETING(S); INCLUDING SETTING MEETING DATES FOR 2018

11) PUBLIC COMMENT

MEMBERS OF THE PUBLIC ARE ENCOURAGED TO ADDRESS THE COMMISSION REGARDING ANY MATTER. HOWEVER, NO ACTION MAY BE TAKEN ON A MATTER. NO COMMENTS MAY BE MADE REGARDING A MATTER THAT IS OR MAY BE THE SUBJECT OF A FORMAL COMPLAINT BEFORE THE COMMISSION. COMMENT MAY NOT BE LIMITED BASED ON VIEWPOINT. PERSONS WHO DESIRE TO SUBMIT WRITTEN TESTIMONY SHOULD SUBMIT TEN (10) COPIES TO THE COMMISSION COORDINATOR. ***PUBLIC COMMENT MAY BE LIMITED TO THREE MINUTES PER PERSON AT THE DISCRETION OF THE***

CHAIRPERSON.

12) **COMMISSIONER COMMENTS**

13) **FOR POSSIBLE ACTION: ADJOURNMENT**

THIS NOTICE AND AGENDA HAS BEEN POSTED ON OR BEFORE 8:30 A.M. ON THE THIRD WORKING DAY BEFORE THE MEETING AT THE FOLLOWING LOCATIONS:

NV Real Estate Division
1818 E. College Parkway, Suite 110
Carson City, NV 89706-7986

CAMEO, Inc.
9101 W. Sahara Ave. Suite 105-J24
Las Vegas, NV 89117

NV Real Estate Division
3300 W. Sahara Avenue
Las Vegas, NV 89102
And website: www.red.nv.gov

Nevada State Library
100 Stewart Street
Carson City, NV 89710

NV Association of REALTORS
760 Margrave Drive, Ste. 200
Reno, NV 89502

Community Associations Institute - Nevada
Chapter
9171 W. Flamingo Rd. #100
Las Vegas, NV 89147

Sierra Nevada Association of REALTORS
300 South Curry St., #3
Carson City, NV 89703

Reno/Sparks Association of REALTORS
5650 Riggins Court, Ste. 200
Reno, NV 89502

Elko Board of REALTORS
557 W. Silver Street
Suite #201 A
Elko, NV 89801

Nevada Public Notice Website
www.notice.nv.gov

Greater Las Vegas
Association of REALTORS
1750 East Sahara Avenue
Las Vegas, NV 89104

Community Associations Institute –Nevada
Chapter (CAI)
9171 W Flamingo Rd # 100
Las Vegas, NV 89147

Capitol Police
Grant Sawyer Building
555 E. Washington Street
Las Vegas, Nevada 89101

Las Vegas Sun
2360 Corporate Circle, Third Floor
Henderson, NV 89074

CONTACT FOR SUPPORTING MATERIALS FOR LISTED AGENDA ITEMS:

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Commission Coordinator
Nevada Real Estate Division
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Las Vegas, Nevada 89102
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